

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- October 25, 1977

The meeting of the Commission was called to order at 5:45 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman
Freddie Dixon
Sid Jagger*
Mary Ethel Schechter**
Sally Shipman
Bernard Snyder
Bill Stoll***
James G. Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor Current Planning
John Meinrath, Legal Department
Charles Graves, Director of Engineering
Bill Lowery, Urban Transportation Department
Maureen McReynolds, Director of the Office
of Environmental Resources
Ouida W. Glass, Senior Secretary

* Arrived at 8 p.m.

** Arrived at 6:50 p.m.

*** Arrived at 5:50 p.m. and left at 7:30 p.m.

R141 Planning Commission Rules and Procedures
To consider amending Planning Commission
Rules and Procedures

Mr. Lillie, Director of the Planning Department, explained that the City Council has not as yet responded to the request for a relief from the attendance at meetings. A parliamentarian would be added to the Officers of the Commission. Mr. Snyder felt that all meetings should be scheduled to begin at 5:30 p.m.

Mr. Dixon moved that all Planning Commission meetings begin at 5:30 p.m. Mr. Stoll seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier. Mrs. Shipman.
ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

Mr. Snyder felt that if a special meeting is called, such as the second zoning hearing, that it be entitled a Called Special Meeting, which would not count against attendance.

Mr. Lillie explained the listing of items on the agenda and the purpose therefor. Under Item XI, the Master Plan Committee and Capital Improvements Committees have been taken out and replaced with Executive Committee and a general description of what a standing or special committee is. A new committee to be added is the Scheduling and Operations Committee. The staff at one time administratively approving short form subdivisions when all conditions were approved, it would be taken for recording and then report back at the next meeting; thereby approving it "after the fact". The Legal Department stated this could no longer be done and this has been deleted from the rules. The words "Planning Commission" have replaced the words "Zoning Committee" on Page 8. "Zoning Administrator" has been changed to "Executive Secretary".

Mr. Stoll felt that some person on the staff should be schooled in parliamentary procedure in the event the Commission needed back-up from the staff in that regard.

COMMISSION ACTION:

Mr. Dixon moved to ratify the rules and regulations as amended. Mrs. Shipman seconded the motion.

Mr. Dixon amended the motion to delete the sentence beginning with "any" and ending with "void" as it pertains to the duties of the Parliamentarian. Mrs. Shipman seconded the amended motion.

R141 Planning Commission Rules and Procedures (continued)

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier. Mrs. Shipman.
 ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

There was discussion regarding the Order of procedure; the time allotted for presentation. It was decided to add as a new No. 6 "On completion of public hearing, the hearing will be closed and no further testimony will be heard." The item shown as No. 6 will become No. 7. Mr. Lillie explained that this "Order of Procedure" would be on the first page of all agendas.

Bill Stoll explained the Scheduling and Operations Committee; how it would operate and what it was intended to do.

COMMISSION ACTION

Mr. Snyder moved that the Scheduling and Operations Committee be included in the Rules and Procedures. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier. Mrs. Shipman.
 ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

Mr. Stoll asked that "preferably during the lunch hour" be deleted.

Mr. Guerrero appointed Mr. Stoll as Chairman of the Committee, Mr. Snyder and Mrs. Shipman to serve as members. He stated he would sit in when he had the time to do so.

Mr. Lillie explained that Item 8 was still now completely worked out and that it could be reported at the next meeting.

It was decided not to have a roll call vote because it would take too much time.

OTHER BUSINESS

Mr. Lillie explained the City Council priorities program and pointed out ten projects that the Planning Department and Planning Commission has some responsibility for over the next twelve months. He noted that they were the Transportation Study which is to be completed by May of 1978; the Airport Master Plan by December; the Development of an Economic Policy for the City by September of 1978; to complete a Fire Prevention Program by June of 1978; to complete by October of 1978 revisions to or a new Zoning Ordinance, Subdivision Ordinance, all ordinances regulating land development, incentives and ordinances to clean up visual pollution in business areas and septic tank

Other Business (continued)

and package treatment plant ordinances; a plan for the revitalization of downtown by June of 1978; and probably the most critical is to review and adopt a Lake Austin Master Plan by February; complete a Comprehensive Annexation Plan by March; to develop a citywide community development district physical needs plan by February; a housing plan for low and moderate income families by March of 1978.

He also explained that the Planning Commission is to submit their report under the Sunset Ordinance and it has been submitted to the City Clerk's office. He stated that there is a very difficult year ahead in order to do the work that is expected since there are only nine persons in the Comprehensive Planning Department.

Mrs. Shipman indicated she felt that some response was in order to the Council that we are aware of the priorities and want to abide by the goals and objectives. Mr. Lillie explained that the Commission had so far as the Lake Austin Growth Management Plan is concerned had only dealt with the plan as it relates to water quality and water quantity. Nothing else that was recommended by the consultant has been dealt with. The remaining issues must be taken into consideration no later than January in order to get it to the Council by February. This means that time needs to be allotted during the next three months during meetings, or submit to a subcommittee to report back to the Commission at each regular meeting, on what the Commission needs to do on each element of that proposed Plan. Mr. Stoll suggested that the staff draft a letter for the Chairman to the Council that the Planning Commission did take action to begin to schedule its operations in conformance with the goals and objectives the Council has adopted.

Mr. Dixon moved that Mr. Snyder be elected Parliamentarian. Mr. Stoll seconded the motion. Mr. Guerrero moved this be done by acclamation. Mrs. Schechter seconded the acclamation.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier. Mrs. Schechter and Shipman.

OUT OF THE ROOM: Mr. Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

PRELIMINARY SUBDIVISIONS

C8-77-55 Green Meadows
F.M. 812 and 973

The staff has recommended that this preliminary plan be disapproved pending Health Department approval for septic tank use. The Commission then

VOTED: To DISAPPROVE the preliminary plan of GREEN MEADOWS pending Health Department approval for septic tank use.

AYE: Messrs. Guerrero, Dixon, Snyder, Stoll and Vier
 Mmes. Schechter and Shipman

ABSENT: Mr. Gutierrez

OUT OF ROOM: Mr. Jagger

C8-77-76 Glenlake
 Glenlake Drive and Turkey Creek Drive

The staff reported that on September 27, 1977 a public hearing was held. At this time, the Commission voted to postpone the preliminary plan pending Health Department approval for septic tank use.

On October 17, 1977 a memo from the Health Department was recieved and stated that Engineering tests and on site inspections indicated that this subdivision may be approved for development with septic systems and that prior to final approval, the Health Department must receive a letter from the Texas Department of Health approving plans for the proposed public water system. Also required are percolation tests for each lot. A minor modification in the layout was made as recommended by the Health Department, eliminating a cul-de-sac and rearranged several lots. The Commission then

VOTED: To APPROVE the preliminary plan of GLENLAKE but prior to final approval the Health Department must receive a letter from the Texas Department of Health approving plans for the proposed public water system and that percolation tests from each lot must be approved.

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier
 Mmes. Schechter and Shipman

ABSENT: Mr. Gutierrez

PRELIMINARY SUBDIVISIONS---continued

C8-77-79 Shinoak Valley
 Mesa Drive and Northwest Hills Drive

The staff reported that this preliminary plan consists of 111.53 acres with 233 lots, the average lot size being 90' x 120' and the density being 2.09 lots per acre.

The Plat Review Committee met on May 11, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Sidewalks required on both sides of Dry Creek Drive and on one side of all other streets.
3. Connection required to the city water and wastewater systems.
4. Waterway development permit required prior to final approval.
5. Drainage and utility easements as required.
6. Minimum building slab elevation note required on the final plat.
7. All lots required to have an adequate building site, exclusive of setback lines and drainage easements.
8. Variance required on the length of blocks B, D, E, G, I and J. Recommend to grant because of topography and existing development.
9. Water and/or wastewater approach main approval required by City Council prior to preliminary approval by the Planning Commission.
10. Minimum centerline radius for residential streets is 200'.
11. Change names of Sunset Drive, Winding Way, Sienna Circle and Garland Circle.
12. Letter required from abutting owners of existing Dry Creek Drive east of Mesa Drive agreeing to change same to Rusty Ridge prior to final approval.
13. Letter required from abutting owners of Walnut Clay Drive on both sides of Mountain Climb Drive, agreeing to change same to Laurel Ledge Lane prior to final approval.
14. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use. Lots 30, Block D; 32 and 33, Block E and 23, Block J.
15. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)

PRELIMINARY SUBDIVISIONS---continued

C8-77-79 Shinoak Valley

16. All street grades required to be approved by Engineering Department prior to final approval.
17. Any relocation of existing utility mains will be at the owners expense.
18. Transition of Dry Creek Drive from 70' R.O.W. down to 50' R.O.W. with 30' paving required to be approved by Engineering and Urban Transportation Departments.
19. Environmental Resource Management recommends:
 - *a) Dedicate creek environs as located in the Espey Huston report a conservation easement with no buildings, no utilities, no clearing.
 - *b) Reduce density percentage one half of current proposal.
 - *c) Reduce amount of streets and avoid crossing creeks and head water valley slopes -- pull streets and/or lots off of creek more.
 - *d) Provide public access to conservation areas.
 - *e) Provide adequate building spaces exclusive of 35% slopes, creeks, setbacks.
 - *f) Place streets on existing roads.
20. Recommend changes as indicated in blue on Plat Review Print to eliminate creek crossing of street. Engineering has agreed to this modification.
21. Recommend Vinecrest Circle be eliminated and front two (2) lots each onto Mesa Drive and Winding Way, if access can be provided from Mesa Drive.

*These are not ordinance requirements and cannot be required unless agreed to by owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SHINOAK VALLEY subject to departmental requirements, compliance with existing ordinance, and GRANTING the variance on the length of Blocks B, D, E, G, I and J and DELETING Item No's. 9, 19, 20 and 21.

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier. Ms. Schechter
 NAY: Ms. Shipman
 ABSENT: Messrs. Gutierrez and Stoll

PRELIMINARY SUBDIVISIONS---continued

C8-77-80 Balcones Forest
 Spicewood Springs Road and Greenslopes Drive

The staff reported that this preliminary plan consists of 20 acres with 62 lots, the average lot size being 75' x 150' and the density being 3.1 lots per acre.

The Plat Review Committee met on September 28, 1977 and recommended approval with the following conditions:

1. Drainage and utility easements as required.
2. Connection required to the city water and wastewater systems.
3. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
4. Sidewalks required on one side of all streets including Spicewood Springs Road.
5. Show survey tie across Spicewood Springs Road and provide 45' of R.O.W. from existing centerline or to coincide with alignment established by the Engineering Department.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. Variance required on the length of blocks C and D. Recommend to grant because adequate circulation will be provided.
8. Note required on final plat prohibiting access to Spicewood Springs Road from Lots 20 and 21.
9. Greenview Drive east of Greenslope Drive required to be vacated prior to approval of this final plat.
10. Change names of Balcones Forest Drive and change Greenview Drive to Ceberry Drive.
11. Recommend variance to permit sidewalks on one side only of Ceberry Drive and Crowncrest Drive because of existing sidewalk situation in adjoining subdivisions.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BALCONES FOREST subject to compliance with departmental requirements and GRANTING the variances on the length of Blocks C and D and allowing sidewalks on one side only of Ceberry Drive.

AYE: Messrs. Guerrero, Dixon, Snyder and Vier. Mmes. Shipman and Schechter
ABSENT: Messrs. Gutierrez, Stoll and Jagger

PRELIMINARY SUBDIVISIONS---continued

C8-77-81 SPICEWOOD FOREST

Steck Avenue and Forest Mesa Drive

The staff reported that this preliminary plan consists of 17.91 acres with 65 lots, the average lot size being 65' x 145' and the density being 3.63 lots per acre.

The Plat Review Committee met on September 14, 1977 and recommended approval with the following conditions:

1. Show block numbers.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
6. Connection required to the city water and wastewater systems.
7. Sidewalks required on both sides of Forest Mesa Drive and on one side of all others including Spicewood Springs Road.
8. Recommend variance to permit sidewalks on one side only of Ceberry Drive because of existing sidewalk situation in adjoining subdivisions.
9. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
10. Show survey tie across Spicewood Springs Road and provide dedication of 45' from existing centerline or to coincide with alignment established by the Engineering Department.
11. Withdrawal of pending file on subject tract required prior to final approval. (Wood Shadows, Section 3)
12. Note required on final plat prohibiting access from Lots #1 (two lots) to Spicewood Springs Road.
13. City Council approval required for wastewater approach main to serve Lots 5 thru 10 on Sunstone Cove.
14. Change names of Sunstone Circle and Sunstone Cove.
15. Show street name for street into Smith tract on the west.
16. A 5' sidewalk and utility easement is required, as agreed by owners, on each side of Forest Mesa Drive.
17. A 30' setback line, as agreed by owners, is required for those lots fronting onto Forest Mesa Drive.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SPICEWOOD FOREST subject to compliance with departmental requirements, providing temporary access for driveway to Swimaday while the street is under construction.

PRELIMINARY SUBDIVISIONS---continued

C8-77-81 Spicewood Forest

AYE: Messrs. Guerrero, Dixon, Snyder and Vier. Mmes. Shipman and Schechter
ABSENT: Messrs. Gutierrez, Stoll and Jagger

C8-77-82 Oak Forest School Subdivision
Oak View Drive and Carlwood Drive

The staff reported that this preliminary plan consists of 13 acres with 2 lots, the average lot size and density is not applicable.

Staff recommendations based on departmental comments is to approve with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Variance required on the length of Oak View Drive for future extension is made.
4. Show building setback lines on preliminary plan. (25' from front and rear streets, and 15' from side streets on corner lots.)
5. Sidewalks required on both sides of Oak View Drive.
6. Recommend variance to not require a cul-de-sac on the south end of Oak View Drive because school tract will have no access from such street.
7. Recommend bariance to delete cul-de-sac at the east end of Carlwood Drive because proposed school driveway and parking area can be used as a turnaround and only the school site requires access from such cul-de-sac.
8. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
9. Show contour basis U.S.G.S. or City Standard Datum.
10. Developer should coordinate drainage with that of adjacent subdivision. (Oak Forest, Section 4).

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of OAK FOREST SCHOOL SUBDIVISION subject to compliance with departmental requirements, GRANTING the variances as stated in Item No's. 3, 6 and 7. In relation to Item No. 8, fiscal arrangements will be required if the tract is not annexed prior to the time the plat is ready for recording.

AYE: Messrs. Guerrero, Dixon, Snyder and Vier. Mmes. Shipman and Schechter
ABSENT: Messrs. Gutierrez, Stoll and Jagger

Planning Commission, Austin, Texas

Reg. Mtg. 10/25/77

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FINAL SUBDIVISIONS----FILED AND CONSIDERED

The staff reported that the following five (5) final plats have been before the Commission in the past and have met all departmental requirements and recommend approval for the following subdivisions. The Commission then

VOTED: To APPROVE the following final plats:

C8-74-19 Kramer Square
Kramer Lane
C8-76-61 Gracywoods, Section 2-A
Knollpark Drive
C8-77-10 Travis Vista II, Phase B
Travis View Loop and F.M. 620
C8-77-68 Montopolis Park
Larch Terrace and Montopolis Drive
C8-77-77 Gracywoods, Section Three-A
Knollpark Drive and Doonebury Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier. Ms. Shipman

ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

The staff reported that the following final plats is appearing before the Commission for the first time and has not complied with all of the departmental requirements. The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-76-50 Skyview Manor
Pflugerville Loop

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier. Ms. Shipman

ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, plat corrections, street name changes and a letter from Williamson County M.U.D. #1 for approval of water and wastewater services.

C8-77-18 Village 13 at Anderson Mill
Pecan Creek Parkway

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

AYE: Messrs. Guerrero, Dixon, Jagger and Snyder. Ms. Shipman
 ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter
 ABSTAIN AND OUT OF ROOM: Mr. Vier

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, street name changes and approval by Texas Water Quality Board, State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.

C8-77-33 Spicewood Estates, Section One
 Spicewood Parkway

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier
 Ms. Shipman
 ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final plat pending current county tax certificates, street name changes and approval required by Rollingwood prior to final approval.

C8-77-40 Beecave Woods
 Bee Caves Road and Walsh Tarlton Drive

AYE: Messrs. Guerrero, Dixon, Snyder and Vier. Ms. Shipman
 ABSTAIN: Mr. Jagger
 ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and sidewalk note on plat.

C8-77-78 Quail Creek, Phase IV, Section IV
Ken Street

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier. Ms. Shipman
ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The staff reported that the following planned unit development plat has been before the Commission in the past and has met all departmental requirements and recommended approval for the following final P.U.D. The Commission then

VOTED: To APPROVE the following P.U.D.

C814-75-02 The Courtyard
Loop 360

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman
ABSENT: Mr. Gutierrez. Ms. Schechter

The staff reported that the following planned unit development plat is appearing before the Commission for the first time and has not met all departmental requirements and recommends disapproval for the following P.U.D. The Commission then

VOTED: To DISAPPROVE the following final P.U.D. pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, a 50' R.O.W. required with a minimum centerline radius of 200' and 15% maximum grade and a full R.O.W. (90') for Far West Boulevard required to be dedicated to the extent subdivision will abut same.

C814-77-03 Meadow Mountain
Far West Boulevard

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman
ABSENT: Mr. Gutierrez. Ms. Schechter

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following short form plats have appeared before the Commission in the past and have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-77-194 Resubdivision of a portion of Lot 3,
Koger Executive Center No. 2
Spicewood Springs Road

C8s-77-203 Resubdivision of the East 1/2 of Lot 35,
Kings Village, Section 2
Gardenia Drive

C8s-77-228 The Dodd Addition
Hamilton Pool Road

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier, Ms. Shipman
ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter.

The staff reported that the following short form subdivision is appearing before the Commission for the first time and has complied with all departmental requirements. Therefore the staff recommends approval. The Commission then

VOTED: To APPROVE the following short form plat:

C8s-77-232 Resubdivision of Lots 3, 4 and 5, Avah Addition
I.H. 35 North of Mariposa Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman
ABSENT: Mr. Gutierrez, Ms. Schechter

The staff reported that the following Short Form plats have appeared before the Commission before, have met all departmental requirements except for the various requested which are recommend by the staff. The staff recommends approval. The Commission then

VOTED: To APPROVE the following short form plat GRANTED the variance on the signature of the adjoining owner.

C8s-77-231 S.H.B. Addition
Alpine Road and Alpine Circle

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier, Ms. Shipman
ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variances on the signature of the adjoining owner and to DELETE fiscal requirements for sewer.

C8s-77-227 Oak Hill Fire Department Subdivision
Thomas Springs Road

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier, Ms. Shipman.
ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variances to EXCLUDE the balance of the tract and to DELETE fiscal requirements for sewer.

C8s-76-151 M & J Addition
Gregg Lane

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder and Vier. Ms. Shipman
ABSENT: Messrs. Gutierrez and Stoll. Ms. Schechter

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance to DELETE fiscal requirements for sewer.

C8s-77-225 Resubdivision of Lot 12, Camelot, Section One
Castle Ridge Road and Dartmoor Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier
Ms. Shipman
ABSENT: Mr. Gutierrez. Ms. Schechter

The staff reported that the following short form plat has appeared before the Commission before but has not complied with all of the departmental requirements. The Commission then

VOTED: To DISAPPROVE the following short form plat pending current county tax certificates.

C8s-77-170 Anderson Professional Park
William Cannon Drive and Emerald Forest Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman
ABSENT: Mr. Gutierrez. Ms. Schechter

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The following short form subdivisions are appearing before the Commission for the first time and have not complied with all departmental requirements. The staff recommended disapproval.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to DELETE fiscal requirements for sewer.

C8s-77-226 Resubdivision of Lot 13, Camelot, Section One
Castle Ridge Road and Dartmoor Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, GRANTING the variances to DELETE the fiscal requirements for sewer, sidewalks and scale of plat.

C8s-77-222 Resubdivision of Lots 11, 12, 13, 15, 16
and 17, Barton Valley
Crystal Creek

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, easements, compliance with departmental requirements, Council approval of approach main prior to approval and GRANTING the variances to EXCLUDE the balance of the tract and to DELETE the fiscal requirements for sewer.

C8s-77-234 Byrd Subdivision
Peaceful Hill Road

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and a letter from the owner is required prior to granting a variance.

C8s-77-235 East 19th Street Baptist Church Addition
Martin Luther King Boulevard and Comal Street

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-236 Garcia Addition
Guadalupe Street and 46th Street

C8s-77-238 Larry L. Vickers Subdivision
Wright Road and Turnersville Road

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and sidewalk note on plat.

C8s-77-237 Scenic Brook West, Section One-A
State Highway 71 and Scenic Brook Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, additional R.O.W. and GRANTING the variances on the signature of the adjoining owner and DELETING fiscal requirements for sewer.

C8s-77-239 Isabel Perez Subdivision
Scenic Loop

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to DELETE the requirement for building setback line from Nelray Boulevard.

C8s-77-240 Commerce Square Addition
Lamar Boulevard and Nelray Boulevard

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and a letter from the owner to exclude the balance of the tract.

C8s-77-233 Fairway Estates Commercial "A"
U.S. 183 and Balcones Club Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Snyder, Stoll and Vier.
Ms. Shipman

ABSENT: Mr. Gutierrez. Ms. Schechter

The meeting adjourned at 9:05 p.m.



Richard R. Lillie, Executive Secretary